



Proposed Elevations for Pineville Town Home Project off Dorman Road.

Existing Elevation built in field is the prototype with modifications of additional windows to allow for more light in units.

Existing elevation photo (left) has a side door with steps; proposed elevation below designed with front access and will be on grade for easy access for older adults.

Porches to be framed with white picket railing and square column supports.

Variation of dormer elements vary from horizontal siding, vertical ship-lap, and vinyl shake siding. Cementious (fiber cement) siding shall be used on elevations below roof lines on front, side and rear elevations. Windows to have grills, minimum on top sash as shown on drawn front elevation.

Grading of site may require shift in elevations necessary to accommodate topographic conditions.



1 Revised Elevations with Box Rectangular Dormers

FRONT ELEVATION - 4 UNIT

Rezoning Plan Sheet 2 of 3

Existing Zoning: R-7 MH CUP Mixed Use,
Assisted Care, Office
Proposed Site Plan amendment: Elderly Town
Homes not to exceed 23 units
Date: Revised 3.9.2020



13160 Dorman Road, Pineville, NC 28134

Owner: MIRSA 2, LLC - Tax Parcel No. 221-10-117, +/- 2.12 acres

Petition for zoning change from Conditional Office use to Conditional Town Homes

Patio Home Shared Parking Plan and Landscape Details

Typical Unit: 22' x 40'(880 SF/per unit)
 23 units proposed
 Existing Parking: 41 Spaces.
 Required spaces: 1.25/Unit (29)

Setbacks from Zoning:
 35' Front Yard at Dorman Road
 Side Yard: 30' Setback
 Rear Yard: 30' Setback

Shared Easements of Record for project allow for cross parking and access for all parking areas.

Proposed shading and lettering of units shows planned parking areas designated for individual units.

With approval of revised site plan for town homes on the parcel, specific easements to be placed on specific spaces for future use by owners. 10 tan highlighted spaces (B-K) are shown on Parking Plan - for specific use by future residents. Units A, L and all others shall access spaces on the common property owned by the units.

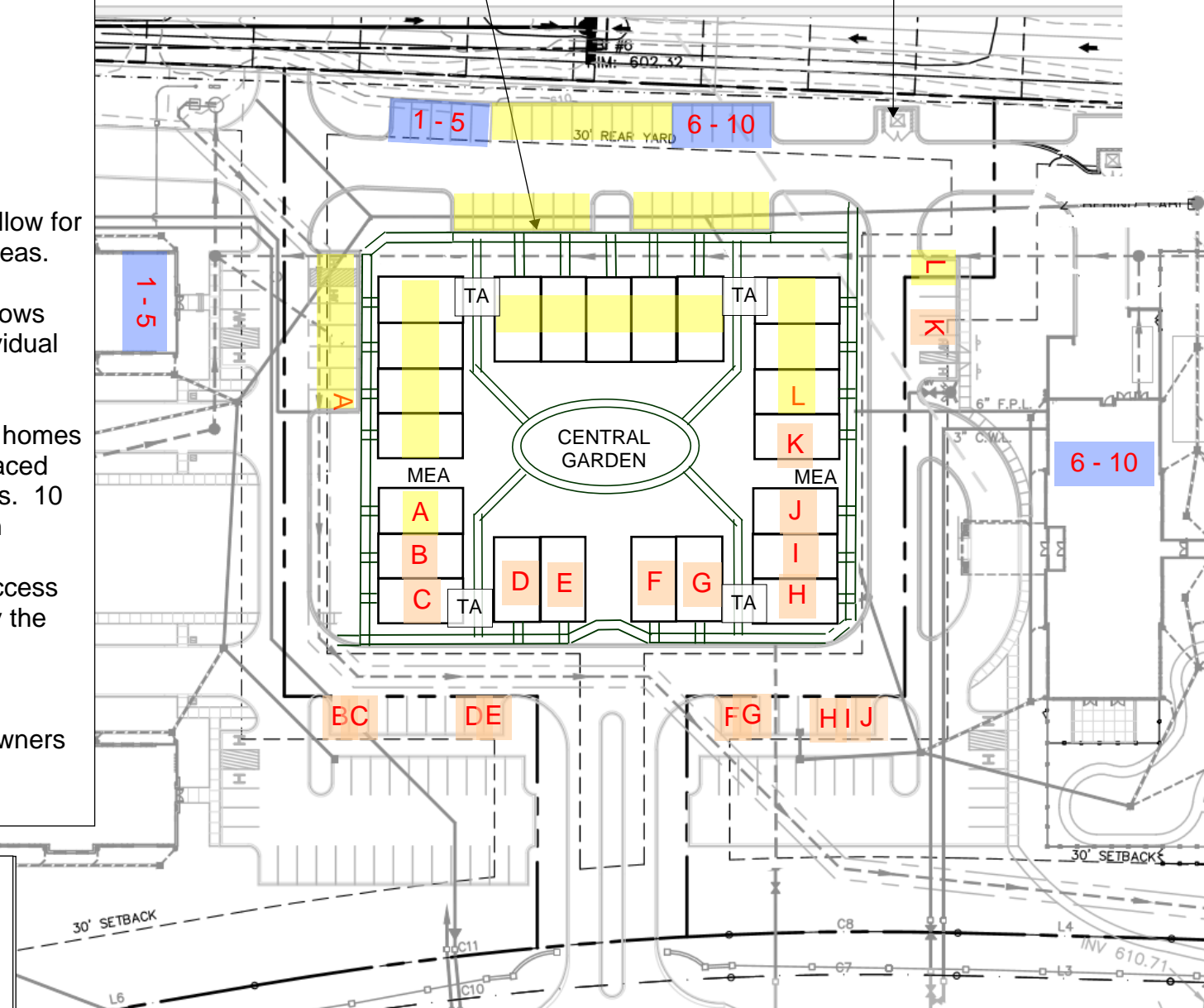
Spaces 1-5 and 6-10 (blue) (Ten total) are highlighted for use by adjoining property owners



Trellis arbor (Labeled TA) at entrances of central garden space, to be combined with PVC white vinyl fencing. Access for Maintenance Equipment Access (Labeled MEA).

New sidewalks proposed.

Current on site trash disposal with fence & gate installed.



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